
PLANNING COMMITTEE

MINUTES of the Meeting held in the Council Chamber, Swale House, East Street, Sittingbourne, Kent, ME10 3HT on Thursday, 12 March 2015 from 7.00 - 9.10 pm.

PRESENT: Councillors Barnicott (Chairman), Sylvia Bennett, Andy Booth, Mick Constable, Adrian Crowther, June Garrad, Sue Gent, Mike Henderson, Lesley Ingham, Bryan Mulhern (Vice-Chairman), Prescott, Ben Stokes and Tony Winckless.

OFFICERS PRESENT: Rob Bailey, Peter Bell, Amanda Berger-North, Philippa Davies, Tracy Day, Alun Millard and Jim Wilson.

ALSO IN ATTENDANCE: Councillor Adam Tolhurst.

APOLOGY: Councillor Derek Conway.

557 MINUTES

The Minutes of the Meeting held on 19 February 2015 (Minute Nos. 512 – 516) were taken as read, approved and signed by the Chairman as a correct record.

558 DECLARATIONS OF INTEREST

No interests were declared.

559 PLANNING WORKING GROUP

The Minutes of the Meeting held on 2 March 2015 (Minute Nos. 518 – 521) were taken as read, approved and signed by the Chairman as a correct record, subject to including Councillor Andy Booth's apologies.

14/503846 (2.2) – 349 – 355 Leysdown Road, Leysdown

The Major Projects Officer reported that since the Planning Working Group met on site, two further letters of objection had been received. Further comments, not included in the report were outlined as follows: the proposal would overlook rear gardens and properties to the north; the type of properties was wrong for the area as there were no play facilities for children; the development was too dense; the area lacked amenities, and travel by car was required for every day activities; why did Moat Housing consider affordable housing appropriate for the area?; future residents would suffer from isolation and it would become a catalyst for social problems; affordable housing should be more centrally located; there was a lack of parking, double yellow lines and on-street parking bays should be introduced; the bus stop should be moved closer to the site; and the site used to have a 6 foot fence around it, this should be restored.

The Major Projects Officer also reported that a further neutral letter had been received which referred to three fuel tanks on the site and whether they had been

removed from the site. He drew Members' attention to a letter received from the Agent which was tabled.

The Major Projects Officer considered the development to be acceptable and recommended that permission be granted, subject to the conditions set out on page 32 to 36 on the 19 February 2015 Planning Committee agenda, to also include the signing of a suitably worded Section 106 Agreement.

The Chairman moved the officer recommendation for approval and this was seconded.

Members raised the following points: this was over development; out-of-keeping with the other properties in the area; disagreed with the views of Kent County Council (KCC) Highways, with regard to the bend in the road and no parking facilities; there were no work prospects nearby; limited bus service, and the Section 106 would not address these issues; Swale needed affordable housing sites, not all of them needed to be within town centres; this was a good scheme; there would be less traffic generated by this use than the previous use of the site; the site as it stood was an eyesore; this would enhance the area; concerned with the 40mph speed limit, ideally this should be reduced to 30mph; speed along this stretch of road was an issue; and traffic calming measures should be considered.

In response to the comments on highway matters, the KCC Highways Officer explained that the proposed use would generate less traffic than the site's previous use. He explained that a review on speed throughout Swale had been undertaken and this area did not allude to having a 30mph speed restriction. Any calming measures would need to be self-enforcing, and part of a larger scheme, and this could not be included within this application.

Members made further comments which included: something was needed to improve the site, but concerned about the distance to amenities; laybys should be added to stop parking on the street; and to alleviate parking on the main road, KCC Highways, post construction of the development, should look into restricting parking on the road.

The Chairman suggested that KCC Highways be asked to look at the concerns that Members had with the on-road car parking issues, as set out above; this was agreed by Members.

Resolved: That application 14/503846 be approved subject to conditions (1) to (25) in the report and the signing of a suitably worded Section 106 Agreement. Members also requested that KCC Highways be advised of Members' on-road car parking concerns and this be reviewed once the development had been completed.

SW/14/0423 (2.1) – r/o 124 Chaffes Lane, Upchurch

The Area Planning Officer reminded Members that as reported at the meeting on 19 February 2015, that condition (8) be amended to included reference to the planting of indigenous species.

The Chairman moved the officer recommendation for approval and this was seconded.

Resolved: That application SW/14/0423 be approved subject to conditions (1) to (10) in the report, with condition (8) amended to include reference to the planting of indigenous species.

14/505307 (2.7) – Mombasa, Whitstable Road, Faversham

The Planning Officer provided an overview of a letter received from the Agent, which had also been forwarded to Members.

The Conservation Officer explained that the area was mix of dwelling styles; he considered the three-storey gabled properties added interest to the area, and it was a good, high quality design.

A Ward Member explained that he welcomed development of the site and he had ‘warmed’ to the three-storey gable design. He had concerns with the access, but acknowledged that this had already been approved. He suggested improved signage at Cyprus Road.

The Chairman moved the officer recommendation for approval and this was seconded.

Resolved: That application 14/505307 be approved subject to conditions (1) to (24) in the report.

560 DEFERRED ITEM

Reports shown in previous Minutes as being deferred from that Meeting

Def Item 1 REFERENCE NO - 14/504557/REM		
APPLICATION PROPOSAL		
Reserved Matters permission including details of access, appearance, landscaping, layout and scale for the erection of 40 dwellings pursuant to outline application SW/08/1127.		
ADDRESS Iwade South West Development Site School Lane Iwade Kent		
WARD Iwade & Lower Halstow	PARISH/TOWN COUNCIL Iwade	APPLICANT Mr Martin Edgley AGENT Mr Nick Kirby

The Major Projects Officer reported that KCC Highways had no objection to the proposal, subject to the imposition of standard conditions to include retention of parking spaces, cycle parking, pedestrian visibility splays, erection of the fencing along Sheppey Way prior to first occupation, and completion of roads and footpaths prior to first occupation.

He reported that one further letter had been received, and he outlined the comments as follows: the use of a 1.2metre-high chain link fence along the boundary was not appropriate or secure; and a hedge along the Sheppey Way frontage would not mitigate the development at all due to its limited height and long growth time. In response, the Major Projects Officer advised that a more robust fence could be considered when more detailed applications of the adjoining land had been received.

The Major Projects Officer reported that an amended boundary treatment plan had been received showing an iron estate fence and tree and hedgerow planting along the Sheppey Way frontage instead of a timber knee-rail fence. He advised that the scheme proposed 16 visitor parking spaces, rather than the eight noted on page 6 of the report. Iwade Parish Council had made further comments and were pleased that the flats had been removed from the application, that there was provision for more parking and that the planting took place early so that it became established quickly.

The Major Projects Officer sought delegation to amend condition (5) to include reference to estate fencing, as outlined above.

The Chairman moved the officer recommendation for approval and this was seconded.

Mr Kirby, the Agent, spoke in support of the application.

The Ward Member considered the application to be an improvement on the previous application. He requested that a condition be added to ensure that any landscaping be planted at the beginning stage of construction at the site to allow the vegetation to become established, prior to occupation of the dwellings.

In response, the Major Projects Officer advised that this could be looked into with the Agent. He sought delegation to add a condition for an appropriate landscaping programme. In response to a question, the Major Projects Officer explained that indigenous species were included within the landscaping scheme.

Resolved: That application 14/504557/REM be delegated to officers to approve subject to an amendment to condition (5) to include reference to estate fencing and an additional condition for an appropriate landscaping programme and to conditions (1) to (6) in the report.

561 REPORT OF THE HEAD OF PLANNING

PART 2

Applications for which **PERMISSION** is recommended

2.1 REFERENCE NO - 14/505564/FULL
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APPLICATION PROPOSAL

Retrospective planning permission for the part retention of render works,

reinstatement of barge boarding and other minor works.		
ADDRESS 1 Ospringe Road Faversham Kent ME13 7LJ		
WARD St Ann's	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr and Mrs Gunn AGENT Miss Nicola Miller

The Planning Officer sought delegation to approve subject to no fresh issues being received by the 27 March 2015 deadline.

Mr Eric Gunn, the Applicant, spoke in support of the application.

In response to a request for more details on the setting, the Conservation Officer provided information about the property. He explained that it was within Faversham Conservation Area and it was also constrained by an Article 4 directive. Residents would have been advised of this when the property was purchased, through the Land Registry. He explained that the building was part of a very characterful group of buildings, and the alterations that had been carried out would have required planning permission, whether the property was in a Conservation Area or not. The Conservation Officer outlined the special features of the property, and explained that it was quite damaging to make the alterations that had been carried out. He advised that officers had met with the applicant and agreed a compromise which included taking the render off the front of the building, but keeping it on the side and rear.

The Chairman moved the officer recommendation for approval and this was seconded.

Resolved: That 14/505564/FULL be delegated to officers to approve subject to no fresh issues being received by the 27 March 2015 deadline and to conditions (1) to (3) in the report.

2.2 REFERENCE NO - 14/502582/FULL		
APPLICATION PROPOSAL Demolition of the existing bungalow and the construction of 15 new houses with a new access road.		
ADDRESS Freesia Grovehurst Road Sittingbourne Kent ME10 2RB		
WARD Kemsley	PARISH/TOWN COUNCIL NA	APPLICANT Mr Yadwinder Gill AGENT Calford Seaden

The Major Projects Officer sought delegation to add an extra condition regarding proposed finished floor levels.

The Chairman moved the officer recommendation for approval and this was seconded.

A Member considered affordable housing should be included in the development.

Resolved: That 14/502582/FULL be delegated to officers to approve subject to conditions (1) to (23) in the report, and the additional condition in respect of finished floor levels.

2.3 REFERENCE NO - 14/505542/FULL		
APPLICATION PROPOSAL Renovation and extension of No. 1a Saxon Road; and erection of two 2 bedroom semi-detached dwellings together with associated amenity and parking spaces		
ADDRESS 1A Saxon Road Faversham Kent ME13 8QA		
WARD St Ann's	PARISH/TOWN COUNCIL Faversham	APPLICANT Mr Paul Sharma AGENT Mr Ronan Bond

The Planning Officer reported that a letter had been received from the Agent responding to some of the concerns raised by neighbouring residents. The Agent had explained that frosted glass with limited opening on the Roman Road side would be installed to address any overlooking; and access rights had been checked which allowed the right to pass and repass over the roadway to Stone Street. The Planning Officer advised that wording on conditions (7) and (9) should include 'to be submitted and approved in writing'.

The Chairman moved the officer recommendation for approval and this was seconded.

Councillor Bryan Mulhern moved a motion for a site meeting. This was seconded by Councillor Andy Booth. On being put to the vote, the motion was agreed.

Resolved: That 14/502582/FULL be deferred to allow the Planning Working Group to meet on site.

2.4 REFERENCE NO - 14/505351/FULL		
APPLICATION PROPOSAL Proposed rear extension		
ADDRESS Dane Works Crown Quay Lane Sittingbourne Kent ME10 3HU		
WARD St Michaels	PARISH/TOWN COUNCIL	APPLICANT Lebus International Engineers Ltd AGENT Mr Steve Gee

The Area Planning Officer reported that comments had been received from Network Rail and they raised no objection. They had suggested an Informative in relation to the developer consulting with Network Rail’s Asset Protection to assess the operational risks during construction.

Delegation was sought to approve the application subject to the addition of the Informative and an additional condition relating to plan numbers.

Mr Richard Lunniss, an objector, spoke against the application.

A Ward Member raised concern with the intrusive scale of the proposal, the low fence line and the impact on the neighbouring property.

Councillor Sylvia Bennett moved a motion for a site meeting. This was seconded by Councillor Andy Booth.

Resolved: That application 14/505351/FULL be deferred to allow the Planning Working Group to meet on site.

2.5 REFERENCE NO - 15/500547/FULL		
APPLICATION PROPOSAL A change of use from B1 (light industrial) to D1 (Educational) and internal alterations to provide a mezzanine floor across the entire building		
ADDRESS Unit 4 Centre 2000 St Michaels Road Sittingbourne Kent ME10 3DZ		
WARD Roman	PARISH/TOWN COUNCIL	APPLICANT Mr Clayton Laker AGENT Waller Building Services

The Area Planning Officer reported that the Applicant had submitted a Flood Risk Assessment and recommended an Informative requesting that the occupiers of the building signed up to the Environment Agency’s (EA) flood warning service. The Environmental Health Manager raised no objection to the application; they were aware of previous complaints in relation to the existing use, but did not consider there would be an issue with the proposed use. A condition was suggested to require further details of extraction/ventilation system.

The Area Planning Officer reported that KCC Highways raised no objection to the application. There would be 16 parking spaces, and although this was less than the maximum 24, the site was in the town centre where parking was also available.

Delegation was sought subject to no fresh issues being raised by the 13 March 2015 deadline and to the addition of a condition requiring details of any extraction system to be submitted, and to the Informative requested by the EA.

Mr Barham, the Applicant, spoke in support of the application.

The Chairman moved the officer recommendation for approval and this was seconded.

A Member suggested a smoking area be designated to contain any problems of noise and disturbance.

Councillor Mike Henderson moved the following addendum: That condition (6) be amended to read ‘...purpose of a further education college ‘and training centre’...’. This was seconded by Councillor Barnicott.

Resolved: That application 15/500547/FULL be delegated to officers to approve subject to no fresh issues being raised by the 13 March 2015 deadline and to the addition of a condition requiring details of any extraction system to be submitted, the Informative requested by the EA, the inclusion of the wording ‘and training centre’ in condition (6) and to conditions (1) to (6) in the report.

2.6 REFERENCE NO - 14/506753/ADV		
APPLICATION PROPOSAL Advertisement 1 x internally illuminated built up wall logo 1 x internally illuminated double sided pictorial logo		
ADDRESS The Jenny Wren Public House Quartz Way Sittingbourne Kent ME10 5AB		
WARD Grove Ward	PARISH/TOWN COUNCIL Bobbing	APPLICANT Marston's Plv AGENT Sign Specialists Ltd

The Chairman moved the officer recommendation for approval and this was seconded.

Resolved: That application 14/506753/ADV be approved subject to conditions (1) to (8) in the report.

2.7 REFERENCE NO - 14/505472/FULL		
APPLICATION PROPOSAL Proposed new dwelling.		
ADDRESS 66 Park Drive, Sittingbourne, Kent, ME10 1RD.		
WARD Woodstock	PARISH/TOWN COUNCIL	APPLICANT Mr Neil Diddams AGENT Mr David Tindall

The Area Planning Officer referred to the email sent to Members from Councillor Alan Willicombe. He advised that conditions (5) and (7) needed to be amended to refer to approval in writing from the Local Planning Authority.

Mr John Lawrence, an objector, spoke against the application.

Mr David Tindall, the Agent, spoke in support of the application.

The Chairman moved the officer recommendation for approval and this was seconded.

Councillor Sylvia Bennett moved a motion for a site meeting. This was seconded by Councillor Bryan Mulhern.

Members raised the following points: the proposed property was too large; it had been 'squeezed' onto the site; it was not in keeping with the surrounding area; drainage was already a problem; and a site meeting was not necessary as the details could be seen on the plans.

Resolved: That application 14/505472/FULL be deferred to allow the Planning Working Group to meet on site.

2.8 REFERENCE NO - 14/500569/REM		
APPLICATION PROPOSAL		
Approval of Reserved Matters relating to layout, scale, appearance and landscaping following Outline Planning Permission SW/10/1456 (Outline Planning Application with all matters reserved except access for 20 houses linked application with SW/10/1455)		
ADDRESS St Thomas School Attlee Way Sittingbourne Kent ME10 2HE		
WARD Milton Regis	PARISH/TOWN COUNCIL	APPLICANT Persimmon Homes South East AGENT ECE Planning Limited

The Chairman moved the officer recommendation for approval and this was seconded.

Ward Members supported development of the site and raised the following points: affordable housing should be included in the application; and there were parking and speeding issues on Attlee Way.

In response to a question, the KCC Highways Officer confirmed that there was provision for parking for the houses facing Attlee Way, there was also a lay-by and a chicane opposite Wyvern Close to slow vehicles down.

Resolved: That application 14/500569/REM be approved subject to conditions (1) to (6) in the report.

2.9 REFERENCE NO - SW/14/0563		
APPLICATION PROPOSAL		
Demolition of redundant and dilapidated commercial buildings/units and replace with seven no. two bedroom flats, one no. one bedroom flat and 1 no. 2 bed house with parking, access and amenity space.		
ADDRESS Rear of 119-129 High Street, Milton Regis, Sittingbourne, Kent, ME10 2AR		
WARD Milton Regis	PARISH/TOWN COUNCIL Sittingbourne	APPLICANT Mr Michael Withers

The Area Planning Officer reported that amended plans had been received which showed an obscure glazed window to the flank elevation of unit one and a relocated window to unit eight to address any potential overlooking; further details of the bin and cycle storage; one bin store had been moved closer to the front of the site and one had been removed, following comments from KCC Highways.

Delegation was sought to add additional conditions requiring construction details of roof eaves, verges and bargeboards; details of dormer windows, rooflights and porch roofs, the construction of a sample panel of brickwork and removal of permitted development rights. Conditions (12), (13), (15) and (22) needed to be amended to refer to approval in writing from the Local Planning Authority.

Mr Turcan, a supporter, spoke in support of the application.

The Chairman moved the officer recommendation for approval and this was seconded.

Ward Members made the following comments: site had been an eyesore; needed to be aware that site was next to Conservation Area, development needed to be sensitive and complement the area; 117 High Street needed to retain their access; the access slope was not fit for purpose; egress safety issues onto the High Street; clarification was needed on the bin store; safety issues on the current entrance; concerned with the density of the development; and welcomed development of the site.

The Area Planning Officer advised that the proposed bin storage area was now located sufficiently close to the High Street that operatives would take and return the bins. In response to a question, the Area Planning Officer confirmed that native species were included in condition (1) in the report.

Councillor Tony Winckless moved a motion for a site meeting. This was seconded by Councillor Prescott. On being put to the vote the motion was lost.

Resolved: That application SW/14/0563 be delegated to officers to approve subject to the addition of conditions requiring construction details of roof

eaves, verges and bargeboards; details of dormer windows, rooflights and porch roofs, the construction of a sample panel of brickwork and removal of permitted development rights. Conditions (12), (13), (15) and (22) needed to be amended to refer to approval in writing from the Local Planning Authority and to conditions (1) to (25) in the report.

2.10 REFERENCE NO - 14/502557/FULL			
APPLICATION PROPOSAL			
Conversion of part of existing garage to accessible bedroom and en-suite with dayroom as ancillary use to main building, to include utility room.			
ADDRESS Moordean Oak Lane Minster-on-sea Kent ME12 3QP			
WARD Minster Cliffs	PARISH/TOWN Minster	COUNCIL	APPLICANT Ms L And J Cashford And Hales AGENT Olson Design Group

The Area Planning Officer advised that there was an error on condition (1) on page 99 of the report; it should read: ‘.....must be begun not later than.....’.

Mr Richard Shipman, an objector, spoke against the application.

The Chairman moved the officer recommendation for approval and this was seconded.

Councillor Adrian Crowther moved a motion for a site meeting. This was seconded by Councillor Mike Henderson. On being put to the vote the motion was agreed.

Resolved: That application 14/502557/FULL be deferred to allow the Planning Working Group to meet on site.

PART 3

Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 14/506434/FULL			
APPLICATION PROPOSAL			
Removal of condition 5 on planning permission SW/05/1246 - (APP/V2255/A/06/2008142 allowed on appeal dated 3/7/2006)			
ADDRESS Red Lion Caravan Park London Road Dunkirk Kent ME13 9LL			
WARD Boughton & Courtenay	PARISH/TOWN Dunkirk	COUNCIL	APPLICANT Mr S Beaney AGENT Woodstock Associates

The Planning Officer reported that an additional letter had been received from an owner of one of the caravans which set out that as all the services were in place, similar to a domestic property, 12-month occupancy could take place.

Mr Jeff Tutt, representing Dunkirk Parish Council, spoke in support of the application.

Mr Laister, a supporter, spoke in support of the application.

Members raised the following points: support officers' recommendation; do not agree with holiday parks having 12-month occupancy; it would set a precedence; some residents saw this as their main residence; and this would go against policy if approved.

Resolved: That application 14/506434/FULL be refused for the reasons set out in the report.

3.2 REFERENCE NO - 14/503864/FULL & 14/503867/LBC		
APPLICATION PROPOSAL		
Single storey rear extension and internal alterations to Grade II Listed Building with change of use to restaurant with art gallery/function room on the first floor and Cambria museum on the ground floor and Listed Building Consent for same.		
ADDRESS Building 1 Standard Quay Faversham Kent ME13 7BS		
WARD Abbey	PARISH/TOWN COUNCIL Faversham	APPLICANT Quayside Properties Ltd AGENT Mr Simon Latham

This application was withdrawn from the agenda.

Chairman

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All Minutes are draft until agreed at the next meeting of the Committee/Panel